

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
			PJs in State: 93				
Program Progress:							
% of Funds Committed	93.62 %	96.49 %	65	96.48 %	26	26	
% of Funds Disbursed	80.94 %	88.28 %	76	89.00 %	17	13	
Leveraging Ratio for Rental Activities	0	5.83	86	4.81	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	77.63 %	1	83.25 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	62.11 %	70.30 %	54	70.99 %	24	27	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.82 %	81.96 %	45	81.75 %	43	44	
% of 0-30% AMI Renters to All Renters***	0.00 %	41.30 %	90	45.84 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.50 %	1	96.12 %	100	100	
Overall Ranking:			In State: 77 / 93		Nationally: 14 11		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$64,436	\$36,975		\$27,889	33 Units	13.60 %	
Homebuyer Unit	\$47,543	\$21,536		\$15,632	61 Units	25.20 %	
Homeowner-Rehab Unit	\$33,864	\$27,502		\$21,037	148 Units	61.20 %	
TBRA Unit	\$0	\$2,232		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Alhambra CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.0 %

1.2 %

R.S. Means Cost Index: 1.09

\$14,851	\$205,333	\$33,418
\$141,290	\$116,319	\$28,818
\$99,461	\$78,568	\$23,907

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	9.1	4.9	41.2	0.0
Black/African American:	9.1	0.0	0.7	0.0
Asian:	48.5	44.3	11.5	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.7	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	6.1	0.0	0.7	0.0
Asian/Pacific Islander:	0.0	24.6	4.7	0.0

ETHNICITY:

Hispanic	27.3	26.2	40.5	0.0
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HOUSEHOLD SIZE:

1 Person:	75.8	8.2	40.5	0.0
2 Persons:	24.2	18.0	33.1	0.0
3 Persons:	0.0	27.9	8.8	0.0
4 Persons:	0.0	29.5	8.8	0.0
5 Persons:	0.0	6.6	4.7	0.0
6 Persons:	0.0	9.8	2.0	0.0
7 Persons:	0.0	0.0	2.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	11.5	10.1	0.0
Elderly:	90.9	9.8	58.8	0.0
Related/Single Parent:	0.0	16.4	14.9	0.0
Related/Two Parent:	0.0	52.5	12.2	0.0
Other:	9.1	9.8	4.1	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	21.2	0.0 [#]
HOME TBRA:	0.0	
Other:	33.3	
No Assistance:	45.5	

of Section 504 Compliant Units / Completed Units Since 2001 5

* The State average includes all local and the State PJs within that state

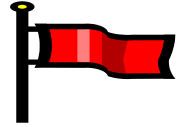
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Alhambra State: CA Group Rank: 14
 (Percentile)
 State Rank: 77 / 93 PJs Overall Rank: 11
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	62.11	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.82	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	2.89	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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